

**LOS ANGELES TITLE SERVICES, INC.**  
**21540 – B PLUMMER STREET**  
**CHATSORTH CA., 91311**

**PHONE: (818)773-7350 • FAX: (818)773-9710 OR (818) 773 - 4602**

**PROPERTY CHAIN OF TITLE**

Page 1

**PREPARED FOR: KOMEX**

**ATTN; BRANDON EISEN**

**OUR REF: 4322**

**YOUR REF; 1551 E ORANGETHORPE AVE, FULLERTON Calif 92831**

**COUNTY:ORANGE, CALIFORNIA**

**DATED:4/11/05 50 YEAR COT**

*Fullerton  
Business Park*

**ASSESSORS PARCEL NO: 073-110-66**

**PROPERTY ADDRESS: SAME AS REF**

**LEGAL DESCRIPTION**

**SEE CURRENT VESTING FOR COMPLETE LEGAL**

DATE	TYPE OF DOCUMENT	GRANTOR	GRANTEE	LOT	DOC. NO.
5/4/55	DEED	TARTER, WEBSTER & JOHNSON	ENSIGN CARBURETOR CO	PTN	52896
4/24/56	DEED	ENSIGN CO	ENSIGN ENGINEERING CO	PTN	57332
9/20/60	DEED	AMERICAN BOSCH ARMA	THE ARNOLD ENGINEERING	PTN	177369
12/31/84	DEED	THE ARNOLD ENGINEERING	McLACHLAN INVESTMENT CO	PTN	537774
12/31/84	DEED	McLACHLAN INVESTMENT CO	McLACHLAN INVESTMENT CO	PTN	537817
6/28/85	DEED	McLACHLAN INVESTMENT CO	MIC FULLERTON CORP CTR	PTN	239385
2/8/88	DEED	MIC FULLERTON CORP CTR	FULLERTON NORTH PARTNERS	PTN	56134
4/6/93	DEED	FULLERTON NORTH PARTNERS	RESOLUTION TRUST CORP	PTN	228534
5/13/94	DEED	RTC CORP	RED EAGLE PROP	PTN	333154
3/16/95	DEED	RED EAGLE PROP	NEEDLE, ALAN / KAY	PTN	107589

**LOS ANGELES TITLE SERVICES, INC.**  
**21540 - B PLUMMER STREET**  
**CHATSWORTH CA., 91311**

**PHONE: (818)773-7350 • FAX: (818)773-9710 OR (818) 773 - 4602**

**PROPERTY CHAIN OF TITLE**

Page 2

**GLOSSARY:**

AFF - AFFIDAVIT  
DBA - DOING BUSINESS AS  
PTN - PORTION OF PIQ  
Q/C DEED - QUITCLAIM DEED  
TRUSTEES DEED - FORECLOSURE

AKA - ALSO KNOWN AS  
DC - DECREE  
PIQ -PROPERTY IN QUESTION  
WATA - WHO ACQUIRED TITLE AS  
UND. INT. - UNDIVIDED INTEREST

**END OF REPORT**

SPACE ABOVE THIS LINE FOR RECORDER'S USE



## Corporation Grant Deed

Ass. I. R. S. \$ 71.50

398A 1-53

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

d1

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TARTER, WEBSTER &amp; JOHNSON, INC.,

a corporation organized under the laws of the state of California

hereby GRANTS to ENSIGN CARBURETOR COMPANY, a corporation

the following described real property in the state of California, county of Orange

The East half of the West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, in the county of Orange, state of California.

EXCEPTING therefrom the northerly 68 feet of said land.

ALSO EXCEPTING therefrom all oil, gas and other hydrocarbon substances under and in said land, the Grantor, however, shall have no surface rights in said land for exploration and/or removal of said oil, gas or other hydrocarbon substances as reserved in the deed from Adele Kellenberger and Theodora H. Frahm, recorded December 31, 1954 in book 2911 page 476, of Orange County Records.

This grant is made without warranty express or implied.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice President and Secretary thereunto duly authorized.

Dated: April 4, 1955

STATE OF CALIFORNIA  
City & COUNTY OF  
SAN FRANCISCO

SS.

TARTER, WEBSTER &amp; JOHNSON, INC.

By [Signature] PresidentBy [Signature] Secretary

On April 4<sup>th</sup> 1955  
before me, the undersigned, a Notary Public in  
and for said County and State, personally appeared  
C. T. Gruenhagen  
known to me to be the Vice President, and  
J. A. DeMaria

known to me to be the Secretary of  
the corporation that executed the within instrument, and  
known to me to be the persons who executed the within  
instrument on behalf of the corporation therein named, and  
acknowledged to me that such corporation executed the  
within instrument pursuant to its by-laws or a resolution of  
its board of directors.

WITNESS my hand and official seal.

(Seal) [Signature]  
Notary Public in and for said County and State  
My Commission Expires August 24, 1955

WHEN RECORDED MAIL TO

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED AT REQUEST OF

TITLE INSURANCE &amp; TRUST CO.

MAY 4 1955 9:00 A.M.

BOOK 3053 PAGE 131

OFFICIAL RECORDS  
Orange County California

160-4 Ruby McFarland  
County Recorder

57332

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPACE

## Corporation Grant Deed

Affix I. R. S. \$

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**ENSIGN CARBURETOR COMPANY**

a corporation organized under the laws of the state of **California**  
hereby GRANTS to **ENSIGN ENGINEERING COMPANY**, a California corporation,

the following described real property in the state of California, county of **Orange**:

**PARCEL 1:** The west half of the southeast quarter of the southwest quarter of section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, county of Orange, state of California, as said section is shown on a map recorded in book 51 page 7 of Miscellaneous Maps, in the office of the county recorder of said county.

EXCEPT the north 463.88 feet thereof.

ALSO EXCEPT 50% of all oil, gas and other hydrocarbon substances under and in the east half of said land, the grantor, however, shall have no surface rights in said land for exploration and/or removal of said oil, gas or other hydrocarbon substances, as reserved in the deed from Adele Kallenberger and Theodora H. Frahm, recorded December 31, 1954 in book 2911 page 476, Official Records.

**PARCEL 2:** A non-exclusive easement for ingress and egress and for spur railroad track, pole lines, conduits and incidental purposes, over a 35 foot strip over the east 35.00 feet of the south 395.88 feet of the north 463.88 feet of the west half of the southeast quarter of the southwest quarter of section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, county of Orange, state of California, as said section is shown on a map recorded in book 51 page 7 of Miscellaneous Maps, in the office of the county recorder of said county.

**PARCEL 3:** An easement for spur track ingress and egress purposes for the connection of the railway spur mentioned in Parcel 2, above, which easement is over land in the northeast corner of the land conveyed to The Standard Products Company, a corporation, from the Ensign Carburetor Company, by deed dated August 26, 1955, and recorded September 12, 1955, in Book 3204 at Page 375 of Official Records, in the Office of the County Recorder of Orange County, California, and which easement is established by the third paragraph of reservations in said deed of August 26, 1955, said easement being located and established over the following described land, in accordance with that Agreement Establishing Definite Location of Easement, and Refarming Deed, recorded on the 2nd day of March, 1956, at page 177, Book 3423, of Official Records in the office of the County Recorder of Orange County, California:

That portion of the west half of the southeast quarter of the southwest quarter of section 35, Township 3 south, Range 10 west, in the Rancho San Juan Cajon de Santa Ana, county of Orange, State of California, as said section is shown on a map recorded in book 51, page 7 of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

thence north 0° 15' 17" east 164.18 feet along said east line to the beginning of a tangent curve concave southwesterly and having a radius of 297.94 feet; thence northwesterly 265.93 feet along said curve through a central angle of 51° 08' 24" to a line parallel with and southerly 68.00 feet, measured at right angles, from the north line of said west half; thence south 89° 55' 56" east 34.04 feet along said last mentioned parallel line to the intersection with a curve concentric with the last mentioned curve and having a radius of 277.94 feet; thence southeasterly 274.70 feet along said concentric curve through a central angle of 56° 37' 39" to a line tangent, said tangent line being parallel with and westerly 28.00 feet, measured at right angles, from the east line of said west half; thence south 0° 15' 17" east 164.18 feet along said tangent line to the first mentioned parallel line; thence north 89° 55' 56" east 28.00 feet to the point of beginning.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its \_\_\_\_\_ President and \_\_\_\_\_ Secretary thereunto duly authorized.

Dated: March 8, 1956

STATE OF CALIFORNIA  
COUNTY OF

SS.

Los Angeles

ENSIGN CARBURETOR COMPANY

By Paul M. Ensign President

By Roy F. Ensign Secretary

On March 8, 1956

before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul M. Ensign

known to me to be the \_\_\_\_\_ President, and Roy F. Ensign

known to me to be the \_\_\_\_\_ Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

(Seal) Paul Marshall  
Notary Public in and for said County and State

My Commission Expires June 16, 1958  
RECORDED MAIL TO

Mackay, McGregor, Reynolds & Bennien  
523 W. 6th Street, Suite 728  
Los Angeles 14, California

Title Order No. \_\_\_\_\_  
Escrow or Loan No. \_\_\_\_\_

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED AT REQUEST OF

TITLE INSURANCE & TRUST CO.

APR 24 1956 9:00 A. M.  
BOOK 3485 PAGE 183

OFFICIAL RECORDS  
Orange County, California

Reby McFarland  
280 County Recorder

177369

CORPORATION GRANT DEED



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, AMERICAN BOSCH ARMA CORPORATION, a corporation organized under the laws of the State of New York, as successor by merger of Ensign Engineering Company, a California corporation, and of Ensign Carburetor Company, a California corporation, hereby GRANTS to THE ARNOLD ENGINEERING CO., a corporation, the following described real property in the County of Orange, State of California:

PARCEL 1: The west half of the southeast quarter of the southwest quarter of section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, county of Orange, state of California, as said section is shown on a map recorded in book 51 page 7 of Miscellaneous Maps, in the office of the county recorder of said county.

EXCEPT the north 463.88 feet thereof.

ALSO EXCEPT 50% of all oil, gas and other hydrocarbon substances under and in the east half of said land, the grantor, however, shall have no surface rights in said land for exploration and/or removal of said oil, gas or other hydrocarbon substances, as reserved in the deed from Adele Kellenberger and Theodora H. Frahm, recorded December 31, 1954 in book 2911 page 476, Official Records.

PARCEL 2: A non-exclusive easement for ingress and egress and for spur railroad track, pole lines, conduits and incidental purposes, over a 35 foot strip over the east 35.00 feet of the south 395.88 feet of the north 463.88 feet of the west half of the southeast quarter of the southwest quarter of section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, county of Orange, state of California, as said section is shown on a map recorded in Book 51 page 7 of Miscellaneous Maps, in the office of the county recorder of said county.

PARCEL 3: An easement for spur track ingress and egress purposes for the connection of the railway spur mentioned in Parcel 2, above, which easement is over land in the northeast corner of the land conveyed to The Standard Products Company, a corporation, from the Ensign Carburetor Company, by deed dated August 26, 1955, and recorded September 12, 1955, in Book 3204 at Page 375 of Official Records, in the Office of the County Recorder of Orange County, California, and which easement is established by the third paragraph of reservations in said deed of August 26, 1955, said easement being located and established over the following described land, in accordance with that Agreement Establishing Definite Location of Easement, and Reforming Deed, recorded on the 2nd day of March, 1956, at page 177, Book 3423, of Official Records in the office of the County Recorder of Orange County, California:

That portion of the west half of the southeast quarter of the southwest quarter of section 35, Township 3 south, Range 10 west, in the Rancho San Juan Cajon de Santa Ana, county of Orange, State of California, as said section is shown on a map recorded in book 51, page 7 of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the intersection of the east line of said west half with a line parallel with and southerly 463.88 feet, measured at right angles, from the north line of said west half; thence north  $0^{\circ} 15' 17''$  west 164.24 feet along said east line to the beginning of a tangent curve concave southwesterly and having a radius of 297.94 feet; thence northwesterly 265.93 feet along said curve through a central angle of  $51^{\circ} 08' 24''$  to a line parallel with and southerly 68.00 feet, measured at right angles, from the north line of said west half; thence south  $89^{\circ} 55' 56''$  west 34.04 feet along said last mentioned parallel line to the intersection with a curve concentric with the last mentioned curve and having a radius of 277.94 feet; thence southeasterly 274.70 feet along said concentric curve through a central angle of  $56^{\circ} 37' 39''$  to a line tangent, said tangent line being parallel with and westerly 20.00 feet, measured at right angles, from the east line of said west half; thence south  $0^{\circ} 15' 17''$  east 164.18 feet along said tangent line to the first mentioned parallel line; thence north  $89^{\circ} 55' 56''$  east 20.00 feet to the point of beginning.

SUBJECT TO:

1. General and special county and city taxes for the fiscal year 1960-1961;
2. An easement for roads, railroads and ditches over the South 30 feet of Parcel 1, as reserved in deed from A. Robinson, trustee, recorded in book 31 page 461 of Deeds, records of Los Angeles County, California;
3. An easement over said land for either or both pole lines, conduits and incidental purposes as set forth in an instrument recorded in book 1962 page 289, Official Records.
4. An easement for pole lines and a concrete transformer station 13 feet by 27 feet in size and for other incidental purposes over said land, as granted to the Southern California Edison Company, a corporation, by deed recorded September 19, 1956 in book 3649 page 283, Official Records.
5. An easement over the northerly 20 feet of the southerly 50 feet of Parcel 1 for road and public utility purposes and an easement over the east 35 feet of Parcel 1, except the southerly 50

BOOK 5454 PAGE 18

feet for sewer and water line purposes, as granted to the city of Fullerton, by deed recorded May 21, 1956 in book 3518 page 494, Official Records.

IN WITNESS WHEREOF, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice President thereunto duly authorized.

DATED: September 20 , 1960.

AMERICAN BOSCH ARMA CORPORATION

By D. F. Devine

Vice President

STATE OF CALIFORNIA

COUNTY OF Los Angeles

} SS.

On September 20, 1960, before me, the undersigned, a Notary Public in and for said County and State, personally appeared D. F. DEVINE, known to me to be the Vice President of the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Jean F. Crowe JEAN F. CROWE  
Notary Public in and for said  
County and State.

My Commission Expires May 28, 1961

BOOK 5454 PAGE 16

RECORDED AT REQUEST OF  
TITLE INS. & TRUST CO.  
IN OFFICIAL RECORDS OF  
ORANGE COUNTY, CALIF.  
8 AM OCT 10 1960  
RUBY McFARLAND, County Recorder

\$3.60



RECORDING REQUESTED BY  
SAFECO TITLE INSURANCE COMPANY

84-537774

RECORDING REQUESTED BY  
SAFECO TITLE INS. CO.  
RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

AND WHEN RECORDED MAIL TO

-1110 AM DEC 31 '84

Name McLachlan Investment Company  
Street Address 1400 Dove Street  
City & State Newport Beach, CA 92660  
Attn: Donald Sutro

\$5.00  
C8

Lee A Branch COUNTY RECORDER

MAIL TAX STATEMENTS TO

Name same as above  
Street Address  
City & State

SURVEY  
MON. FUND  
FEE \$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A. P. No. 073-110-40

### Corporation Grant Deed

CAT. NO. NN00578  
TO 1921 CA (2-83)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ 7,146.70  
(X) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: (X) City of Fullerton, and  
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
The Arnold Engineering Co.

PAID  
DOC TRANSFER TAX  
LEE A. BRANCH  
ORANGE CO. RECORDER

a corporation organized under the laws of the State of Illinois hereby GRANTS to  
McLachlan Investment Company, a corporation organized under the laws of the  
State of California

the following described real property in the City of Fullerton  
County of Orange, State of California:

See Exhibit A, attached hereto.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instru-  
ment to be executed by its Vice President and Assistant Secretary  
thereunto duly authorized.

Dated DECEMBER 21, 1984  
COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

THE ARNOLD ENGINEERING CO.

By [Signature] Vice President  
By [Signature] Assistant Secretary

On December 21, 1984, before me, the  
undersigned, a Notary Public in and for said State, personally  
appeared E. F. Babb  
personally known to me or proved to me on the basis of satis-  
factory evidence to be the person who executed the within  
instrument as the Vice President, and  
E. B. Harmon personally known to  
me or proved to me on the basis of satisfactory evidence to be the  
person who executed the within instrument as the Assistant  
Secretary of the Corporation that executed the within instrument  
and acknowledged to me that such corporation executed the  
within instrument pursuant to its by-laws or a resolution of its  
board of directors.

WITNESS my hand and official seal.

Signature Bridget T. O'Toole

BRIDGET T. O'TOOLE, NOTARY PUBLIC  
PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES APRIL 7, 1986  
Member, Pennsylvania Association of Notaries

(This area for official notarial seal)

Title Order No. 539982-11

Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

## EXHIBIT A

## DESCRIPTION

## PARCEL 1:

The West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County.

EXCEPT the North 463.88 feet thereof.

ALSO EXCEPT 50% of all oil, gas and other hydrocarbon substances under and in the East half of said land, the grantor, however, shall have no surface rights in said land for exploration and/or removal of said oil, gas or other hydrocarbon substances, as reserved in the deed from Adele Kellenberger and Theodora M. Frahm, recorded December 31, 1954 in Book 2911, Page 476, Official Records.

## PARCEL 2:

A non-exclusive easement for ingress and egress and for spur railroad track, pole lines, conduits and incidental purposes, over a 35 foot strip over the East 35.00 feet of the South 395.88 feet of the North 463.88 feet of the West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County.

## PARCEL 3:

An easement for spur track ingress and egress purposes for the connection of the railway spur mentioned in Parcel 2, above, which easement is over land in the Northeast corner of the land conveyed to The Standard Products Company, a corporation, from the Insign Carburetor Company, by deed dated August 26, 1955, and recorded September 12, 1955 in Book 3204, Page 375 of Official Records, in the office of the County Recorder of Orange County, California, and which easement is established by the third paragraph of reservations in said deed of August 26, 1955, said easement being located and established over the following described land, in accordance with that Agreement Establishing Definite Location of Easement, and Reforming Deed, recorded on the 2nd day of March, 1956, at Page 177, Book 3423, of Official Records in the office of the County Recorder of Orange County, California:

That portion of the West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:



Beginning at the intersection of the East line of said West half with a line parallel with and Southerly 463.88 feet, measured at right angles, from the North line of said West half; thence North 0° 15' 17" West 164.24 feet along said East line to the beginning of a tangent curve concave Southwesterly and having a radius of 297.94 feet; thence Northwesterly 265.93 feet along said curve through a central angle of 51° 08' 24" to a line parallel with and Southerly 65.00 feet, measured at right angles, from the North line of said West half; thence South 89° 55' 56" West 34.04 feet along said last mentioned parallel line to the intersection with a curve concentric with the last mentioned curve and having a radius of 277.94 feet; thence Southeasterly 274.70 feet along said concentric curve through a central angle of 56° 37' 39" to a line tangent, said tangent line being parallel with and Westerly 20.00 feet, measured at right angles, from the East line of said West half; thence South 0° 15' 17" East 164.18 feet along said tangent line to the first mentioned parallel line; thence North 89° 55' 56" East 20.00 feet to the point of beginning,

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME McLachlan Investment Company  
ADDRESS 1400 Dove Street  
CITY & STATE Newport Beach, CA 92660  
ZIP Attn: Donald Sutro

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

84-537817

SURVEY  
MON. FUND  
FEE \$10.00

\$5.00  
C10

RECORDING REQUESTED BY  
STEWART TITLE COMPANY

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

-1120 AM DEC 31 '84

*Life A Branch* COUNTY  
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P. No. 073-110-40

# Corporation Grant Deed

The undersigned declares that the documentary transfer tax is \$ -0- and is  
☐ computed on the full value of the interest or property conveyed, or is  
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in

☐ unincorporated area ☒ city of Fullerton and

This Deed is from an agent to its principal, the purchase was made with the funds of the principal and is exempt pursuant to Ordinance 9443.  
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

McLachlan Investment Company,

a corporation organized under the laws of the State of California  
hereby GRANT(S) to

McLachlan Investment Company, a California limited partnership

the following described real property in the City of Fullerton  
County of Orange, state of California:

See Exhibit A attached hereto.

Dated December 28, 1984

McLachlan Investment Company,  
a California corporation

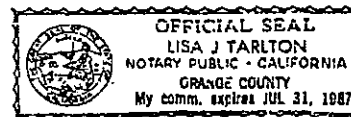
By: *Donald Sutro*  
Donald Sutro, Vice President

STATE OF CALIFORNIA }  
COUNTY OF Orange } SS.  
On December 28, 1984 before me,  
the undersigned, a Notary Public in and for said County and State,  
personally appeared Donald Sutro  
known to me to be the Vice President, and  
Darrel Wright known to me to be  
Asst Secretary of the corporation that executed the within  
instrument, known to me to be the persons who executed the within  
instrument on behalf of the corporation therein named, and  
acknowledged to me that such corporation executed the within  
instrument pursuant to its by-laws or a resolution of its board of  
directors.

By: *Darrel Wright*  
Darrel Wright, Assistant Secretary

*Lisa J. Tarlton*  
Signature of Notary

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

## EXHIBIT A

## DESCRIPTION

## PARCEL 1:

The West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County.

EXCEPT the North 463.88 feet thereof.

ALSO EXCEPT 50% of all oil, gas and other hydrocarbon substances under and in the East half of said land, the grantor, however, shall have no surface rights in said land for exploration and/or removal of said oil, gas or other hydrocarbon substances, as reserved in the deed from Adele Kellenberger and Theodora E. Frahm, recorded December 31, 1954 in Book 2911, Page 476, Official Records.

## PARCEL 2:

A non-exclusive easement for ingress and egress and for spur railroad track, pole lines, conduits and incidental purposes, over a 35 foot strip over the East 35.00 feet of the South 395.88 feet of the North 463.88 feet of the West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County.

## PARCEL 3:

An easement for spur track ingress and egress purposes for the connection of the railway spur mentioned in Parcel 2, above, which easement is over land in the Northeast corner of the land conveyed to The Standard Products Company, a corporation, from the Ensign Carburetor Company, by deed dated August 26, 1955, and recorded September 12, 1955 in Book 3204, Page 375 of Official Records, in the office of the County Recorder of Orange County, California, and which easement is established by the third paragraph of reservations in said deed of August 26, 1955, said easement being located and established over the following described land, in accordance with that Agreement Establishing Definite Location of Easement, and Reforming Deed, recorded on the 2nd day of March, 1956, at Page 177, Book 3423, of Official Records in the office of the County Recorder of Orange County, California:

That portion of the West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:



Beginning at the intersection of the East line of said West half with a line parallel with and Southerly 463.88 feet, measured at right angles, from the North line of said West half; thence North  $0^{\circ} 15' 17''$  West 164.24 feet along said East line to the beginning of a tangent curve concave Southwesterly and having a radius of 297.94 feet; thence Northwesterly 265.93 feet along said curve through a central angle of  $51^{\circ} 03' 24''$  to a line parallel with and Southerly 66.00 feet, measured at right angles, from the North line of said West half; thence South  $89^{\circ} 55' 56''$  West 34.04 feet along said last mentioned parallel line to the intersection with a curve concentric with the last mentioned curve and having a radius of 277.94 feet; thence Southeasterly 274.70 feet along said concentric curve through a central angle of  $56^{\circ} 37' 39''$  to a line tangent, said tangent line being parallel with and Westerly 20.00 feet, measured at right angles, from the East line of said West half; thence South  $0^{\circ} 15' 17''$  East 164.16 feet along said tangent line to the first mentioned parallel line; thence North  $89^{\circ} 55' 56''$  East 20.00 feet to the point of beginning.

Order No.  
Escrow No.  
Loan No.

85-239385

RECORDING REQUESTED BY  
STEWART-TITLE COMPANY

WHEN RECORDED MAIL TO:  
RHODES & BIDNA  
1400 Dove Street  
Newport Beach, CA 92660

Attn: J. J. Scott Immel

\$11.00  
C11

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

-210 PM JUN 28 '85

SURVEY  
MON FUND  
FEE \$10.00

*Off A Branch*

COUNTY  
RECORDED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

MIC Arnold  
1400 Dove Street  
Newport Beach, CA 92660

Attn: Donald Sutro

DOCUMENTARY TRANSFER TAX \$None. No consideration.

..... Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

*Charles & Billie*  
Signature of Declarant or Agent determining tax Firm Name

A.P. No. 073-110-40

### GRANT DEED

\*This Deed is from an agent to its principal, the purchase was made with the funds of the principal and is exempt pursuant to Ordinance 9443.  
FOR A VALUABLE CONSIDERATION; receipt of which is hereby acknowledged.

McLachlan Investment Company, a California Limited partnership;

hereby GRANT(S) to

MIC Fullerton Corporate Center, a California limited partnership

the real property in the City of Fullerton  
County of Orange

State of California, described as:

See Exhibit "A" attached hereto and incorporated herein by this reference.

McLachlan Investment Company  
a California Limited Partnership

By: *Donald Sutro*

Its:

By: *Donald Sutro*

Its:

Dated May 24, 1985

STATE OF CALIFORNIA Orange 185  
COUNTY OF

On May 24, 1985

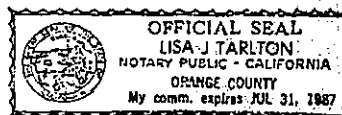
before me, the undersigned, a Notary Public in and for said State, personally appeared Donald Russell  
and Donald Sutro

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature

*Lisa J. Tarlton*



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (6/82)

Order No.  
Escrow No.  
Loan No.

85-239385

RECORDING REQUESTED BY  
STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:  
RHODES & BIDNA  
1400 Dove Street  
Newport Beach, CA 92660

\$11.00  
C11

RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

2:10 PM JUN 28 '85

Attn: J. J. Scott Immel

SURVEY  
MON FUND  
FEE \$10.00

Lee A. Branch

COUNTY  
RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

MIC Arnold  
1400 Dove Street  
Newport Beach, CA 92660

Attn: Donald Sutro

DOCUMENTARY TRANSFER TAX ~~None~~ No consideration

..... Computed on the consideration or value of property conveyed; OR  
..... Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

Signature of Declarant or Agent determining tax: *Charles & Bidna*

A.P. No. 073-110-40

**GRANT DEED**

\*This Deed is from an agent to its principal, the purchase was made with the funds of the principal and is exempt pursuant to Ordinance 9443.  
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged;

McLachlan Investment Company, a California Limited partnership  
hereby GRANT(S) to

MIC Fullerton Corporate Center, a California limited partnership

the real property in the City of Fullerton  
County of Orange

State of California, described as

GOVERNMENT CODE #27361.7

85-239385

I Certify under penalty of perjury that the notary seal on the document to  
which this statement is attached reads as follows:

NAME OF NOTARY: Lisa J. Tarlton

DATE COMMISSION EXPIRES: 7-31-87

COUNTY WHERE BOND IS FILED: Orange County

PLACE OF EXECUTION Orange County DATE: 6-21-85

STEWART TITLE OF CALIFORNIA

*Lisa J. Tarlton*  
SIGNATURE

PARTNERSHIP:

STATE OF CALIFORNIA Orange 1<sup>st</sup>

COUNTY OF Orange

On May 24, 1985

before me, the undersigned, a Notary Public in and for  
said County and State personally appeared Donald Russell and

William Sutro

known to me or proved to me on the basis of satisfactory evidence to  
be the person who executed the within instrument on behalf of the  
partnership, and acknowledged to me that such partnership executed  
the same

WITNESS my hand and official seal

Name (Typed or Printed) Lisa J. Tarlton

This is attached to Grant Deed dated 5/24/85

consisting of 3 page(s)



(For notary seal or stamp)

EXHIBIT "A"

539982-11  
DESCRIPTION  
Page 1

## DESCRIPTION

## PARCEL 1:

The West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County.

EXCEPT the North 463.88 feet thereof.

ALSO EXCEPT 50% of all oil, gas and other hydrocarbon substances under and in the East half of said land, the grantor, however, shall have no surface rights in said land for exploration and/or removal of said oil, gas or other hydrocarbon substances, as reserved in the deed from Adele Kellenberger and Theodora E. Frahm, recorded December 31, 1954 in Book 2011, Page 476, Official Records.

## PARCEL 2:

A non-exclusive easement for ingress and egress and for spur railroad track, pole lines, conduits and incidental purposes, over a 35 foot strip over the East 35.00 feet of the South 395.88 feet of the North 463.88 feet of the West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County.

## PARCEL 3:

An easement for spur track ingress and egress purposes for the connection of the railway spur mentioned in Parcel 2, above, which easement is over land in the Northeast corner of the land conveyed to The Standard Products Company, a corporation, from the Ensign Carburetor Company, by deed dated August 26, 1955, and recorded September 12, 1955 in Book 3204, Page 375 of Official Records, in the office of the County Recorder of Orange County, California, and which easement is established by the third paragraph of reservations in said deed of August 26, 1955, said easement being located and established over the following described land, in accordance with that Agreement Establishing Definite Location of Easement, and Reforming Deed, recorded on the 2nd day of March, 1956, at Page 177, Book 3423, of Official Records in the office of the County Recorder of Orange County, California:

That portion of the West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

85-239385

539982-11  
DESCRIPTION  
Page 2

Beginning at the intersection of the East line of said West half with a line parallel with and Southerly 463.88 feet, measured at right angles, from the North line of said West half; thence North  $0^{\circ} 15' 17''$  West 164.24 feet along said East line to the beginning of a tangent curve concave Southwesterly and having a radius of 297.94 feet; thence Northwesterly 265.93 feet along said curve through a central angle of  $51^{\circ} 08' 24''$  to a line parallel with and Southerly 68.00 feet, measured at right angles, from the North line of said West half; thence South  $89^{\circ} 55' 56''$  West 34.04 feet along said last mentioned parallel line to the intersection with a curve concentric with the last mentioned curve and having a radius of 277.94 feet; thence Southeasterly 274.70 feet along said concentric curve through a central angle of  $56^{\circ} 37' 39''$  to a line tangent, said tangent line being parallel with and Westerly 20.00 feet, measured at right angles, from the East line of said West half; thence South  $0^{\circ} 15' 17''$  East 164.18 feet along said tangent line to the first mentioned parallel line; thence North  $89^{\circ} 55' 56''$  East 20.00 feet to the point of beginning.



88-056134

RECORDING REQUESTED BY

NO EXCHANGES  
STATEMENT  
ISSUED

RECORDING REQUESTED BY  
STEWART TITLE COMPANY  
RECORDED IN OFFICIAL RECORDS  
OF ORANGE COUNTY, CALIFORNIA

AND OTHER INSTRUMENTS FOR THIS DEED AND ALL OTHERS  
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME: Molachlan Investment Co.  
1400 Dove Street  
Newport Beach, CA. 92660  
ATTN: Lisa H. Shahin

SURVEY  
2000 PLSS  
P2 270 00

-10 15 AM FEB - 8 '89

for A. Branch

\$7.00  
C5

Title Order No. Review No.

This space for Recorder's use

# PARTNERSHIP GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ 550.00  
☐ unincorporated and ☐ City of Fullerton  
Parcel No. \_\_\_\_\_  
☐ composed on full value of property conveyed, or  
☐ composed on full value less value of liens or encumbrances remaining in record, and

PAY  
550 TRANSFER TAX  
LISA H. SHAHIN  
CREDIT TO PAYEE'S A/C

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

NIC Fullerton Corporate Center, a California Limited Partnership  
hereby GRANT(S) to

Fullerton North Partners, a California Limited Partnership

the following described real property in the  
county of Orange, state of California:

See Exhibit "A" attached hereto and incorporated herein by  
this reference.

SUBJECT TO:

- 1) General and special taxes, bonds, and assessments for the current tax year, all not yet delinquent; and
- 2) All covenants, conditions, restrictions, reservations, rights, rights of way, liens, encumbrances, easements and all other matters of record or apparent.

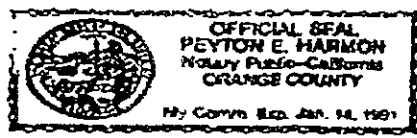
NIC Fullerton Corporate Center,  
a California Limited Partnership

Dated December 9, 1987  
STATE OF CALIFORNIA } ss  
COUNTY OF Orange }  
On this 9th day of December, 1987,  
before me, the undersigned, a Notary Public in and for said County and  
State, personally appeared  
DAVID W. NIX and  
DONALD A. SUTRO

By: [Signature] Li  
Its: General Partner  
By: [Signature]  
Its: General Partner

personally known to me  
(or proved to me on the basis of satisfactory evidence) to be  
Fullerton of the partners of the partnership that executed the  
within instrument, and acknowledged to me that such partnership  
executed the same.

Signature: Peyton E. Harmon  
PEYTON E. HARMON  
(Name (Typed or Printed))  
Notary Public in and for said County and State



(Sign above the official printed seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE  
Fullerton North Partners 1400 Dove St. Newport Beach, CA. 92660  
Home Street Address City & State  
1 100 REV 8-82 PERMCO

40548-05

EXHIBIT "A"

88-056134

DESCRIPTION

**PARCEL 1:**

The West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County.

EXCEPT the North 463.88 feet thereof.

ALSO EXCEPT 50% of all oil, gas and other hydrocarbon substances under and in the East half of said land, the grantor, however, shall have no surface rights in said land for exploration and/or removal of said oil, gas or other hydrocarbon substances, as reserved in the deed from Adela Kollenberger and Theodora E. Frahn, recorded December 31, 1934 in Book 2911, Page 476, Official Records.

**PARCEL 2:**

A non-exclusive easement for ingress and egress and for spur railroad track, pole lines, conduits and incidental purposes, over a 35 Foot strip over the East 35.00 feet of the South 395.88 feet of the North 463.88 feet of the West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County.

**PARCEL 3:**

An easement for spur track ingress and egress purposes for the connection of the railway spur mentioned in Parcel 2, above, which easement is over land in the Northeast corner of the land conveyed to The Standard Products Company, a corporation, from the Ensign Carburetor Company, by deed dated August 26, 1955, and recorded September 12, 1955 in Book 3204, Page 375 of Official Records, in the office of the County Recorder of Orange County, California, and which easement is established by the third paragraph of reservations in said deed of August 26, 1955, said easement being located and established over the following described land, in accordance with that Agreement Establishing Definite Location of Easement, and Reforming Deed, recorded on the 2nd day of March, 1956, at Page 177, Book 3423, of Official Records in the office of the County Recorder of Orange County, California:

That portion of the West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the intersection of the East line of said West half with a line parallel with and Southerly 463.88 feet, measured at right angles, from the North line of said West half; thence North 0° 13' 17" West 164.24 feet along said East line to the beginning of a tangent curve concave Southeasterly and having a radius of 297.94 feet; thence Northwesterly 265.93 feet along said curve through a central angle of 31° 08' 24" to a line parallel with and Southerly 66.00 feet, measured at right angles, from the North line of said West half; thence South 89° 33' 36" West 34.04 feet along said last mentioned parallel line to the intersection with a curve concentric with the last mentioned curve and having a radius of 377.94 feet; thence Southeasterly 274.70 feet along said concentric curve through a central angle of 56° 37' 39" to a line tangent, said tangent line being parallel with and Westerly 20.00 feet, measured at right angles, from the East line of said West half; thence South 0° 13' 17" East 164.18 feet along said tangent line to the first mentioned parallel line; thence North 89° 33' 36" East 20.00 feet to the point of beginning.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME CRAIGER ANDREWS  
STREET PRVY-Controlled/Privacy  
CITY PRVY-Controlled/Privacy  
STATE PRVY-Controlled/Privacy  
ZIP PRVY-Controlled/Privacy  
Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

DOC # 93-0228534  
06-APR-1993 09:10 AM

Recorded in Official Records  
of Orange County, California  
Lee A. Branch, County Recorder  
Page 1 of 7 Fees \$ 43.00  
Tax \$ 0.00

SPACE

## GRANT DEED

RECORDING REQUESTED BY:  
STEWART TITLE CO.

DOCUMENTARY TRANSFER TAX \$ SEE ATTACHED  
☐ computed on full value of property conveyed, or PAGE 4  
☐ computed on full value less liens and encumbrances remaining at time of sale.

The Undersigned  
Signature of Declarant or Agent Determining Tax

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), Fullerton North Partners,  
a California Limited Partnership

grant to Resolution Trust Corporation as Receiver for Merabank Federal  
Savings Bank

all that real property situated in the City of Fullerton

(or in an unincorporated area of) Orange County, California,

described as follows (insert legal description):

SEE EXHIBIT A ATTACHED HERETO

Assessor's parcel No. \_\_\_\_\_

Executed on April 1, 1993, at Santa Ana, California

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 19\_\_\_\_, before me,  
the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_

\_\_\_\_\_, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the person  
whose name \_\_\_\_\_ subscribed to the within instrument, and acknowledged to me that \_\_\_\_\_ executed it.

WITNESS my hand and official seal.

Fullerton North Partners, a California  
Limited Partnership

By: MIC Fullerton Corporate Center, a  
California Limited Partnership  
Its: General Partner

By: Donald Russell  
Donald Russell

By: David Nix  
David Nix

By: Donald Sutro  
Donald Sutro  
former partner

Its: General Partners

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

(This area for official notarial seal)

MAIL TAX  
STATEMENTS TO

NAME

ADDRESS

ZIP

NOTARY PUBLIC No. 1740 (Not. State of  
Calif. Code)

Before you use this form, read it all in its entirety and make whatever changes are appropriate and necessary to your particular situation. For full details of how to use this form, please refer to the instructions on the reverse side of this form for an explanation of the terms, conditions and limitations of this form for an individual or corporation.

©1993 WOLCOTT, INC.

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5102

State of CALIFORNIA  
 County of ORANGE

On 4-1-93 before me, Dawn-Marie Aleson  
DATE NAME, TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC

personally appeared David W. Nix, Donald E. Russell, Donald Suto  
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Dawn-Marie Aleson  
SIGNATURE OF NOTARY

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it can prevent fraudulent reattachment of this form.

## OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Grant Deed

NUMBER OF PAGES 1 + DATE OF DOCUMENT 4-1-93

SIGNER(S) OTHER THAN NAMED ABOVE By A. Separately notarized 10/11

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLE(S)

☒ PARTNER(S) ☐ LIMITED  
☒ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

## SIGNER IS REPRESENTING:

Mic. Fullerton Corporate Center, a CA Ltd pslp

## 93

220577

EXHIBIT "A"  
Grant Deed Attachment  
Page 2 of 4

said Deed of August 26, 1955, said easement being located and established over the following described land, in accordance with that agreement establishing definite location of easement, and reforming deed, recorded on the 2nd day of March, 1956 at Page 177, Book 3423, of Official Records in the Office of the County Recorder of Orange County, California.

That portion of the West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon De Santa Ana, County of Orange, State of California, as said Section is shown on a Map recorded in Book 51, Page 7 of Miscellaneous Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the intersection of the East line of said West half with a line parallel with and Southerly 463.88 feet, measured at right angles, from the North line of said West half; Thence North 0 degree and 15' 17" West 164.24 feet along said East line to the beginning of a tangent curve concave Southwesterly and having a radius of 297.94 feet; Thence Northwesterly 265.93 feet along said curve through a central angle of 51 degrees 08' 24" to a line parallel with and Southerly 68.00 feet, measured at right angles, from the North line of said West half; Thence South 89 degrees 55' 56" West 34.04 feet along said last mentioned parallel line to the intersection with a curve concentric with the last mentioned curve and having a radius of 277.94 feet; Thence Southeasterly 274.70 feet along said concentric curve through a central angle of 56 degrees 17' 39" to a line tangent, said tangent line being parallel with and Westerly 20.00 feet, measured at right angles, from the East line of said West half; Thence South 0 degree 15' 17" East 164.18 feet along said tangent line to the first mentioned parallel line; Thence North 89 degrees 55' 56" East 20.00 feet to the point of beginning.

BY EXECUTING THIS EXHIBIT "A", GRANTOR AND GRANTEE ACKNOWLEDGE AND AGREE THAT THIS DEED IS FREELY AND FAIRLY MADE AND IS AN ABSOLUTE CONVEYANCE, THE GRANTOR HAVING SOLD SAID PROPERTY TO THE GRANTEE FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION, IN ADDITION TO THAT ABOVE RECITED, BEING THE RELEASE FROM PERSONAL LIABILITY WITH RESPECT TO CERTAIN OBLIGATIONS SECURED BY THE DEED OF TRUST WHEREIN GRANTOR WAS TRUSTOR AND GRANTEE WAS BENEFICIARY, DATED JUNE 25, 1985 AND RECORDED JUNE 28, 1985 AS INSTRUMENT NO. 85-239386 IN THE OFFICIAL RECORDS OF ORANGE COUNTY ("DEED OF TRUST").

EXHIBIT "A"  
Grant Deed Attachment  
Page 3 of 4

IN ADDITION TO THE FOREGOING, GRANTOR AND GRANTEE INTEND THAT UPON EXECUTION, DELIVERY AND RECORDATION OF THIS GRANT DEED, THIS GRANT DEED SHALL NOT MERGE WITH THE DEED OF TRUST, AND THAT GRANTEE, AND ITS SUCCESSORS AND ASSIGNS, SHALL CONTINUE TO ENJOY ALL RIGHTS AND REMEDIES SET FORTH IN THE DEED OF TRUST, EXCEPT THE RIGHT TO JUDICIALLY FORECLOSE.

BORROWER

Fullerton North Partners  
a California Limited  
Partnership

By: MIC Fullerton Corporate  
Center, a California Limited  
Partnership

Its: General Partner

By: [Signature]  
Donald Russell

By: [Signature]  
David Nix

By: [Signature]  
Donald Sutro  
former partner

Its: General Partners

GRANTOR

Fullerton North Partners  
a California Limited  
Partnership

By: MIC Fullerton Corporate  
Center, a California  
Limited Partnership

Its: General Partner

By: [Signature]  
Donald Russell

By: [Signature]  
David Nix

By: [Signature]  
Donald Sutro  
former partner

Its: General Partners

20080717

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 6193

State of CALIFORNIA  
 County of ORANGE

On 3-31-93 before me, Dawn-Marie Aleson  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"  
 personally appeared Donald Russell, David Nix, Donald Sutra  
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Dawn-Marie Aleson  
SIGNATURE OF NOTARY

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLE(S)

- ☒ PARTNER(S) ☐ LIMITED  
☒ GENERAL

- ☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

## SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

Mil. Fullerton Corporate  
Center a CA Ltd pshp

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it can help prevent fraudulent misattachment of this form.

## OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT Grant Deed Attachment

NUMBER OF PAGES Pg 3 DATE OF DOCUMENT 3-31-93

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_



ATTACHMENT TO  
DEED IN LIEU OF FORECLOSURE  
RE  
DOCUMENTARY TRANSFER TAX  
PAGE 4 OF 4

THE UNDERSIGNED GRANTOR DECLARES:

1. The Grantee herein was the <sup>foreclosing</sup> Beneficiary.
2. The amount of the unpaid debt together with costs was: \$18,805,000.00.
3. The amount paid by the Grantee over and above the unpaid debt was: \$ -0-.
4. The Documentary Transfer Tax is: \$ -0-.
5. Said Property is in ( ) unincorporated area (X) the City of Fullerton.

Fullerton North Partners  
a California Limited  
Partnership

By: MIC Fullerton Corporate  
Center, a California  
Limited Partnership

Its: General Partner

By: Donald Russell  
Donald Russell

By: David Nix  
David Nix

By: Donald Sutro  
Donald Sutro  
Former Partner

General Partners

93

44500777

## No. 518

SIGNATURE OF NOTARY

mic Fullerton  
Corporate Center

SIGNER(S) OTHER THAN NAMED ABOVE

RECORDING REQUESTED BY:  
Stewart Title  
801 S. Grand, Suite 200  
Los Angeles, CA 90017  
Attn: Frances Butler

WHEN RECORDED MAIL TO:  
RED EAGLE PROPERTIES, LTD.,  
A CALIFORNIA LIMITED PARTNERSHIP  
c/o Safari Business Center  
2020 South Lynx Trail  
Ontario, CA 91761  
Attn: Mr. Carl E. Ross

MAIL TAX STATEMENTS TO:  
RED EAGLE PROPERTIES, LTD.,  
A CALIFORNIA LIMITED PARTNERSHIP  
c/o Safari Business Center  
2020 South Lynx Trail  
Ontario, CA 91761  
Attn: Mr. Carl E. Ross

Title Order No. 110214-05  
Escrow No. 94190848

DOC # 94-0333154

13-MAY-1994 12:46 PM

Recorded in Official Records  
of Orange County, California  
Lee A. Branch, County Recorder  
Page 1 of 5 Fees: \$ 17.00  
Tax: \$ N/A

[space above this line for recorder's use]

### RTC CALIFORNIA GRANT DEED

This RTC CALIFORNIA GRANT DEED is made this 13th day of MAY, 1994, by RESOLUTION TRUST CORPORATION, as Receiver for MERABANK FEDERAL SAVINGS BANK, whose address is 3500 Maple Avenue, Dallas, Texas 75219, as GRANTOR, to RED EAGLE PROPERTIES, LTD., A CALIFORNIA LIMITED PARTNERSHIP, whose address is c/o Safari Business Center, 2020 South Lynx Trail, Ontario, California 91761, as GRANTEE.

WITNESS that Grantor, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, grants to Grantee the real property located in the City of Fullerton, in the County of Orange, in the State of California and more particularly described in Exhibit "A" attached hereto, together with all tenements, hereditaments and appurtenances thereto; subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor, except as aforesaid. No other covenants or warranties, express or implied, are given by this Grant Deed.

[Signatures on Following Page]

SIGNATURE PAGE TO  
RTC CALIFORNIA GRANT DEED

IN WITNESS WHEREOF, Grantor and Grantee each has set its hand and seal  
the day and year first above written.

GRANTOR:

RESOLUTION TRUST CORPORATION,  
as Receiver for MERABANK FEDERAL  
SAVINGS BANK

By: Robert H. Beuthas

Name: Robert H. Beuthas

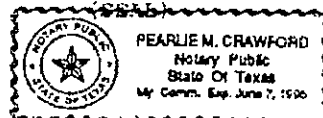
Title: Att'y-in-Fact

STATE OF Texas )  
COUNTY OF Dallas ) ss

On this 11<sup>th</sup> day of May, 1994, before me the undersigned, a  
Notary Public in and for said State, personally appeared Robert H. Beuthas  
he, personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s),  
or the entity upon behalf of which the person(s) acted, executed the  
instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

Pearlie M. Crawford  
Notary Public in and for said County



[Signatures Continued on Following Page]

SIGNATURE PAGE TO  
RTC CALIFORNIA GRANT DEED

ACKNOWLEDGEMENT

GRANTEE:

RED EAGLE PROPERTIES, LTD., A CALIFORNIA  
LIMITED PARTNERSHIP

By: Carl E. Ross Living Trust, UDT dated  
5/3/91,  
Its: General Partner

By: *Carl E. Ross*  
Carl E. Ross, Trustee

STATE OF California )  
COUNTY OF San Bernardino ) ss

On this 28th day of April, 1994, before me the undersigned, a  
Notary Public in and for said State, personally appeared Carl E. Ross  
, personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s),  
or the entity upon behalf of which the person(s) acted, executed the  
instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

*Anita F. Johnson*  
Notary Public in and for said County

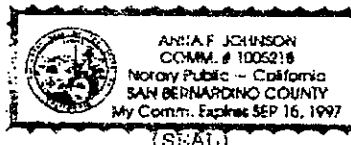


EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

The land referred to herein is situated in the State of California, County of Orange, and is described as follows:

PARCEL 1:

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, IN THE CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 7 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM; THE NORTH 463.88 FEET THEREOF.

ALSO EXCEPTING THEREFROM; 50% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES UNDER AND IN THE EAST HALF OF SAID LAND, THE GRANTOR, HOWEVER, SHALL HAVE NO SURFACE RIGHTS IN SAID LAND FOR EXPLORATION AND/OR REMOVAL OF SAID OIL, GAS OR OTHER HYDROCARBON SUBSTANCES, AS RESERVED IN THE DEED FROM ADELA KELLENBERGER, ET AL, RECORDED DECEMBER 31, 1954 IN BOOK 2911 PAGE 476 OF OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR SPUR RAILROAD TRACK, POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, OVER THE EAST 35.00 FEET OF THE SOUTH 395.88 FEET OF THE NORTH 463.88 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 10 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, AS SAID SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 7 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:

AN EASEMENT FOR SPUR TRACT INGRESS AND EGRESS PURPOSES FOR THE CONNECTION OF THE RAILWAY SPUR MENTIONED IN PARCEL 2, ABOVE, WHICH EASEMENT IS OVER LAND IN THE NORTHEAST CORNER OF THE LAND CONVEYED TO THE STANDARD PRODUCTS COMPANY, A CORPORATION, FROM THE ENGLISH CARBURETOR COMPANY, BY DEED DATED AUGUST 26, 1955 AND RECORDED SEPTEMBER 12, 1955 IN BOOK 3204 PAGE 375 OF OFFICIAL RECORDS, OF ORANGE COUNTY, CALIFORNIA AND WHICH EASEMENT IS ESTABLISHED BY THE THIRD PARAGRAPH OF RESERVATIONS IN SAID DEED OF AUGUST 26, 1955, SAID EASEMENT BEING LOCATED AND ESTABLISHED OVER THE FOLLOWING DESCRIBED LAND, IN ACCORDANCE WITH THAT AGREEMENT ESTABLISHING DEFINITE LOCATION OF EASEMENT AND REFORMING DEED, RECORDED ON THE 2ND DAY OF MARCH, 1956 IN BOOK 3423 PAGE 177 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 10 WEST, SAN BERNARDINO  
BASE AND MERIDIAN, IN THE RANCHO SAN JUAN CAJON DE SANTA ANA, IN THE  
CITY OF FULLERTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SAID  
SECTION IS SHOWN ON A MAP RECORDED IN BOOK 51 PAGE 7 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID WEST HALF WITH A  
LINE PARALLEL WITH AND SOUTHERLY 463.88 FEET, MEASURED AT RIGHT ANGLES,  
FROM THE NORTH LINE OF SAID WEST HALF; THENCE NORTH 0 DEGREES 15' 17"  
WEST 164.24 FEET ALONG SAID EAST LINE TO THE BEGINNING OF A TANGENT  
CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 297.94 FEET; THENCE  
NORTHWESTERLY, 265.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
51 DEGREES 08' 24" TO A LINE PARALLEL WITH AND SOUTHERLY 68.00 FEET,  
MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF SAID WEST HALF; THENCE  
SOUTH 89 DEGREES 55' 56" WEST, 34.04 FEET ALONG SAID LAST MENTIONED  
PARALLEL LINE TO THE INTERSECTION WITH A CURVE CONCENTRIC WITH THE LAST  
MENTIONED CURVE AND HAVING A RADIUS OF 277.94 FEET; THENCE  
SOUTHEASTERLY, 274.70 FEET ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL  
ANGLE OF 56 DEGREES 37' 39" TO A LINE TANGENT TO SAID CURVE; SAID  
TANGENT LINE BEING PARALLEL WITH AND WESTERLY 20.00 FEET, MEASURED AT  
RIGHT ANGLES, FROM THE EAST LINE OF SAID WEST HALF; THENCE SOUTH 0  
DEGREES 15' 17" EAST, 164.18 FEET ALONG SAID TANGENT LINE TO THE FIRST  
MENTIONED PARALLEL LINE; THENCE NORTH 89 DEGREES 55' 56" EAST, 20.00  
FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"  
Page 2 of 2

California Standard Form  
MC California Grant Deed  
Repealed 02/12/91

Revised for  
April 26, 1994



RECORDING REQUESTED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY

Order No. 9432185 RO  
Escrow No. 72246A  
Loan No.

WHEN RECORDED MAIL TO:  
ALAN NEEDLE, TRUSTEE  
1170 NORTH MAIN STREET  
ORANGE, CA 92667

DOC # 95-0107589  
16-MAR-1995 03:59 PM

Recorded in Official Records  
of Orange County, California  
Gary L. Granville, Clerk-Recorder  
Page 1 of 1 Fees: \$ 45.00  
Tax: \$ 2.197.80

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
ALAN NEEDLE, TRUSTEE  
1170 NORTH MAIN STREET  
ORANGE, CA 92667

DOCUMENTARY TRANSFER TAX \$ 2,197.80

☒ Computed on the consideration or value of property conveyed; OR  
☐ Computed on the consideration or value less liens or encumbrances  
remaining at time of sale

AP # 073 110 40

The Undersigned Grantor

Signature of Declarant or Agent determining tax - Firm Name

### GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RED EAGLE PROPERTIES,  
LTD., A CALIFORNIA LIMITED PARTNERSHIP

hereby GRANT (S) to ALAN NEEDLE AND KAY NEEDLE, AS CO-TRUSTEES OF THE ALAN & KAY NEEDLE  
TRUST DATED MARCH 19, 1993

the real property in the City of FULLERTON County of ORANGE  
State of California, described as PARCEL 1 OF PARCEL MAP NO. 94-175, AS SHOWN ON A MAP FILED  
IN BOOK 286 PAGE(S) 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER  
OF ORANGE COUNTY, CALIFORNIA. EXCEPT 50 PERCENT OF ALL OIL, GAS AND OTHER  
HYDROCARBON SUBSTANCES UNDER AND IN THE EAST 1/2 OF SAID LAND, THE GRANTOR, HOWEVER,  
SHALL HAVE NO SURFACE RIGHTS IN SAID LAND FOR EXPLORATION AND/OR REMOVAL OF SAID  
OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AS RESERVED IN THE DEED FROM ADELE KELLENGERGER  
AND THEODORA H. FRAHM, RECORDED DECEMBER 31, 1954 IN BOOK 2911, PAGE 476, OF OFFICIAL  
RECORDS.

Dated January 03, 1995

RED EAGLE PROPERTIES, LTD.  
a California Limited Partnership

State of California

County of San Bernardino

On JANUARY 6, 1995 before me,  
DONNA WHITE, NOTARY personally appeared  
CARL ROSS

By: Carl Ross

CARL E ROSS, TRUSTEE OF THE CARL E ROSS  
LIVING TRUST

personally known to me (or  
known to me on the basis of satisfactory evidence) to be  
the person whose name is subscribed to the  
within instrument and acknowledged to me that he  
executed the same in authorized capacity  
and that by signature on the instru-  
ment the person or the entity upon behalf of which the  
person acted, executed the instrument

WITNESS my hand and official seal.

Signature

Donna White



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (5/82)